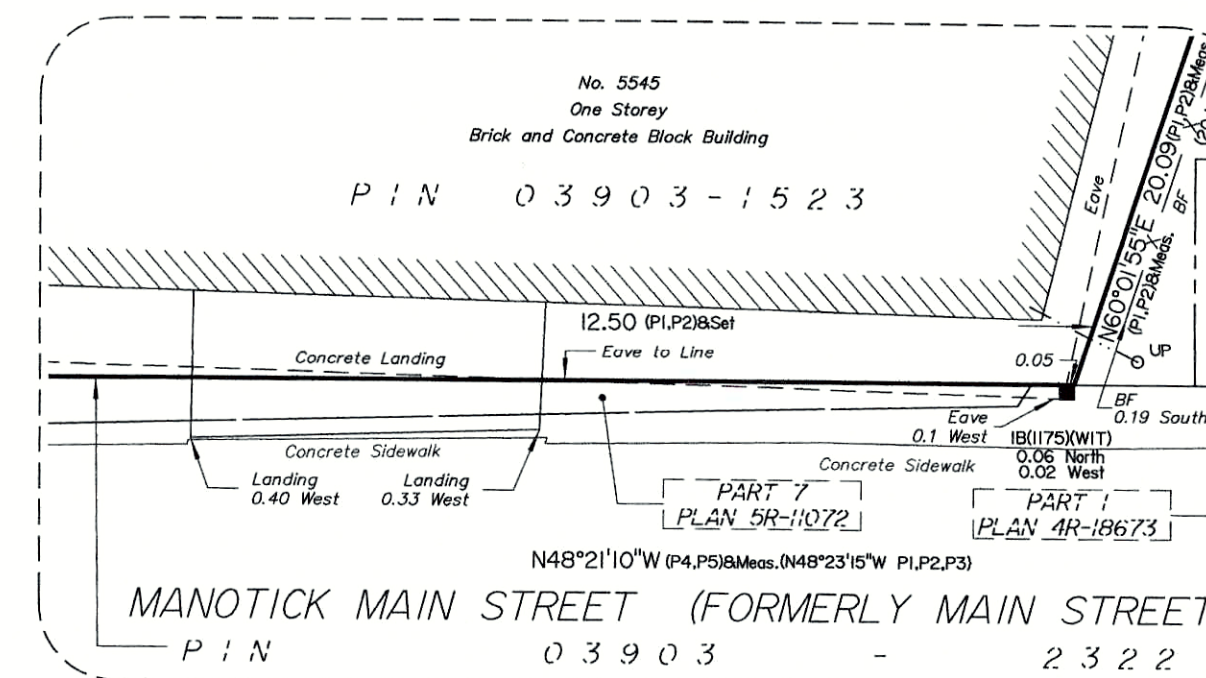
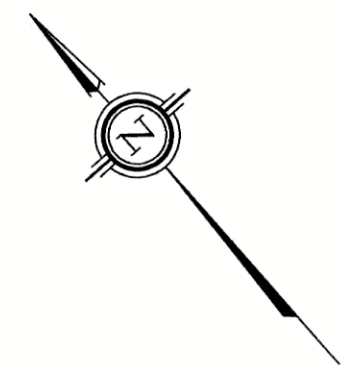


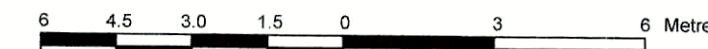
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2025-06-03  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1: PLAN OF SURVEY OF**  
**PART OF LOT 11**  
**REGISTERED PLAN 18**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



**Metric**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**

I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys  
Act and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 13th day of March, 2025.

April 9, 2025  
Date

T. Hartwick  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: April 9, 2025

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to  
(The Client), their solicitors,  
mortgagees, and other related parties, permission to use original, signed,  
sealed copies of the Surveyor's Real Property Report in transactions  
involving The Client.

**Legend**

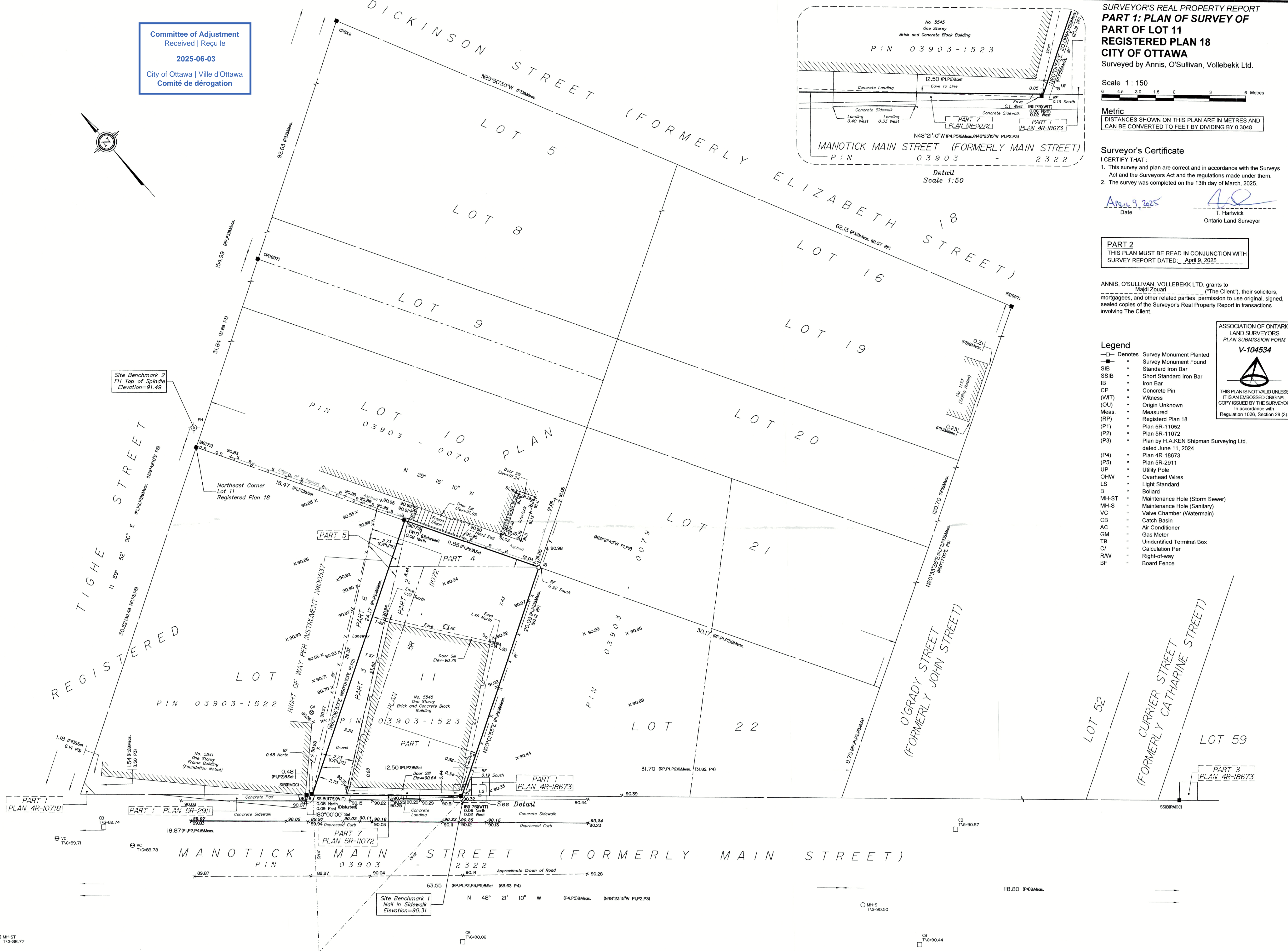
- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CP Concrete Pin
- (WIT) Witness
- (OU) Origin Unknown
- Meas. Measured
- (RP) Registered Plan 18
- (P1) Plan 5R-11052
- (P2) Plan 5R-11072
- (P3) Plan by H.A. KEN Shipman Surveying Ltd.  
dated June 11, 2024
- (P4) Plan 4R-18673
- (P5) Plan 5R-2911
- UP Utility Pole
- OHW Overhead Wires
- LS Light Standard
- B Bollard
- MH-ST Maintenance Hole (Storm Sewer)
- MH-S Maintenance Hole (Sanitary)
- VC Valve Chamber (Watermain)
- CB Catch Basin
- AC Air Conditioner
- GM Gas Meter
- TB Unidentified Terminal Box
- C/ Calculation Per
- R/W Right-of-way
- BF Board Fence

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM

V-104534



THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29 (3).



**NOTES**  
Distances shown on this plan are ground distances and can be converted  
to grid distances by multiplying by the combined scale factor of 0.999936.  
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS  
observations are referenced to the Central Meridian of MTM Zone 9  
(76°30' West Longitude) NAD-83 (CSRS)(2010).  
For comparison purposes, a rotation of 0°35'30" counter clockwise was  
applied to the bearings on P1, P2 and P3 and a rotation of 0°01'10"  
counter clockwise was applied to the bearings on P5.

**ELEVATION NOTES**  
1. Elevations shown are geodetic and are referred to the CGVD28  
geodetic datum.  
2. It is the responsibility of the user of this information to verify that  
the job benchmark has not been altered or disturbed and that its  
relative elevation, in its description, agrees with the information  
shown on this drawing.

**UTILITY NOTES**  
1. This drawing cannot be accepted as acknowledging all of the utilities  
and it will be the responsibility of the user to contact the respective  
utility authorities for confirmation.  
2. A field location of underground plant by the pertinent utility authority  
is mandatory before any work involving breaking ground, tunneling,  
excavating etc.

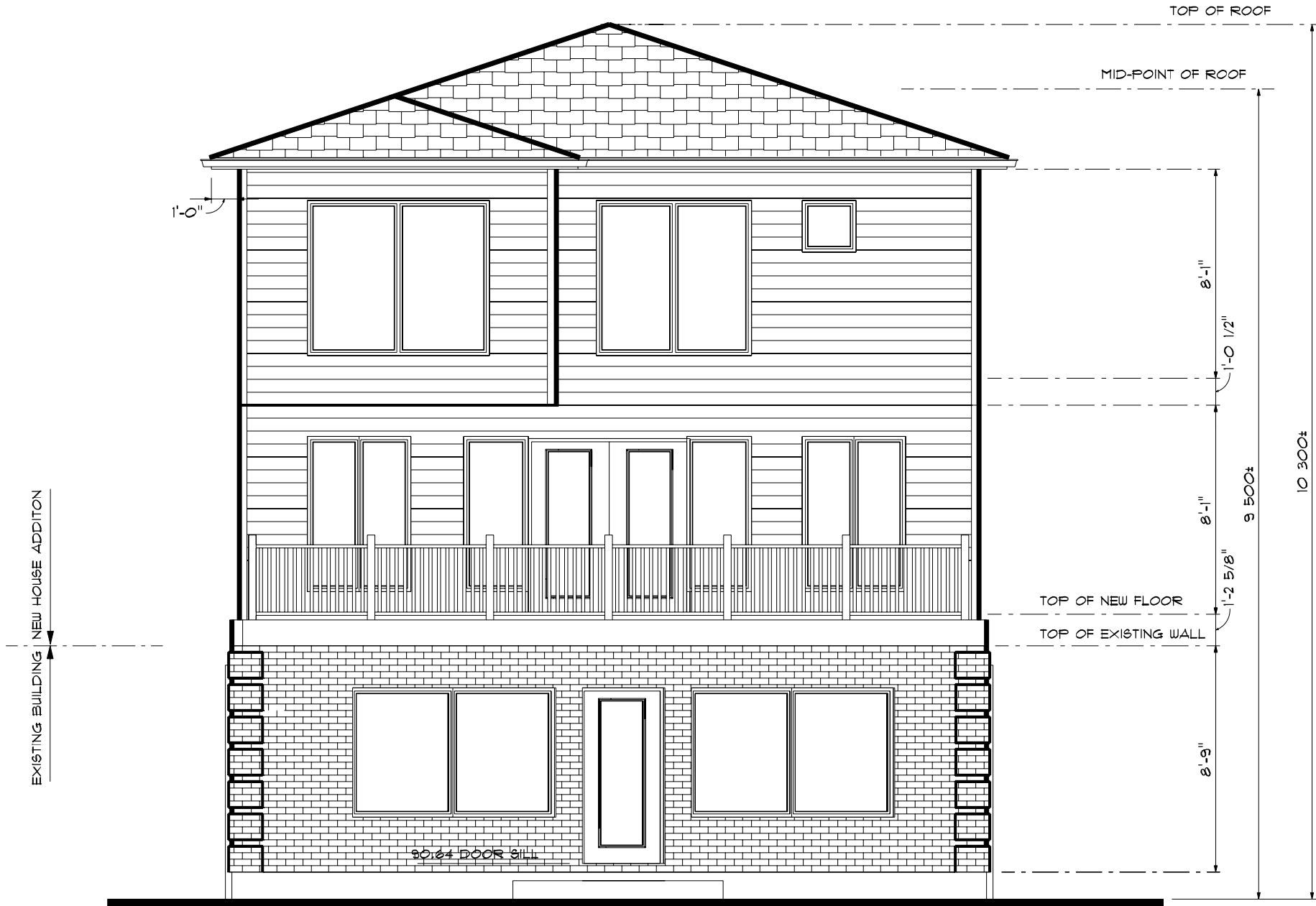
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
113 Prescott Street, Box 1340  
Kemptville, Ontario K0G 1J0  
Phone: (613) 258-1717  
Email: Kemptville@aovltd.com



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FRONT (WEST) ELEVATION

SCALE: 3/16" = 1'-0"

PROFESSIONAL ENGINEER

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS

I, \_\_\_\_\_, DECLARE THAT I REVIEWED  
AND TAKE RESPONSIBILITY FOR THE DESIGN  
WORK ON BEHALF OF A FIRM REGISTERED  
UNDER SUBSECTION 3.2.4 OF DIVISION C, OF  
THE BUILDING CODE, I AM QUALIFIED, AND  
THE FIRM IS REGISTERED IN THE  
APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL B.C.I.N.:  
FIRM B.C.I.N.: 112054

DATE

REGISTERED B.C.I.N.  
ARCHITECTURAL DESIGNER

NO.	REVISIONS	DATE
6	FOR MINOR VARIANCE	05/26/2025
5	FOR REVISED SITE PLAN	03/12/2025
4	ISSUED FOR PRE-CONSULTATION	11/25/2024
3	ISSUED FOR ADV. PRELIMINARY	07/26/2024
2	ISSUED FOR REVISION	06/19/2024
1	ISSUED FOR PRELIMINARY	05/29/2024

**LAVOIE**  
DESIGN & DRAFTING INC.

1041 NOTRE DAME STREET, P.O. BOX 928,  
EMBRUN, ON. K0A 1W0  
WEBSITE: WWW.LAVOIEDESIGN.CA  
EMAIL: INFO@LAVOIEDESIGN.CA  
613-443-3461

PROJECT NAME

PROPOSED ADDITION &  
RENOVATION  
FOR  
MANOTICK BARBERSHOP  
AND SALON  
5545 RIDEAU VALLEY DRIVE NORTH MANOTICK

PROJECT NO.	2024-0033	DRAWINGS NO.
DRAWN BY	N.LEDUC	1/8
VERIFIED BY		



## REAR (EAST) ELEVATION

SCALE: 3/16" = 1'-0"

PROFESSIONAL ENGINEER

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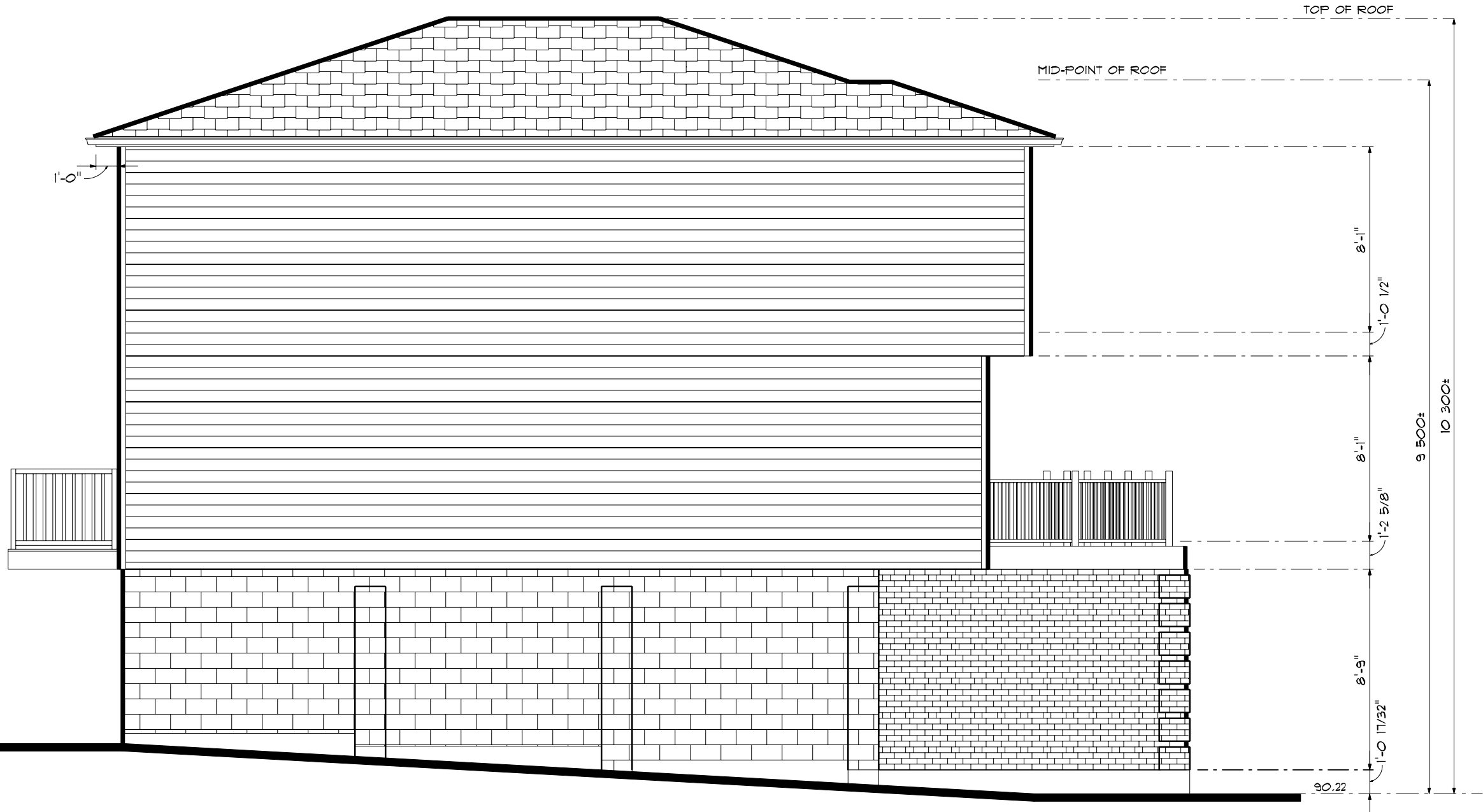
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DRAWN BY	N.LEDUC	2/8
VERIFIED BY		



LEFT (NORTH) ELEVATION  
SCALE: 3/16" = 1'-0"

PROFESSIONAL ENGINEER

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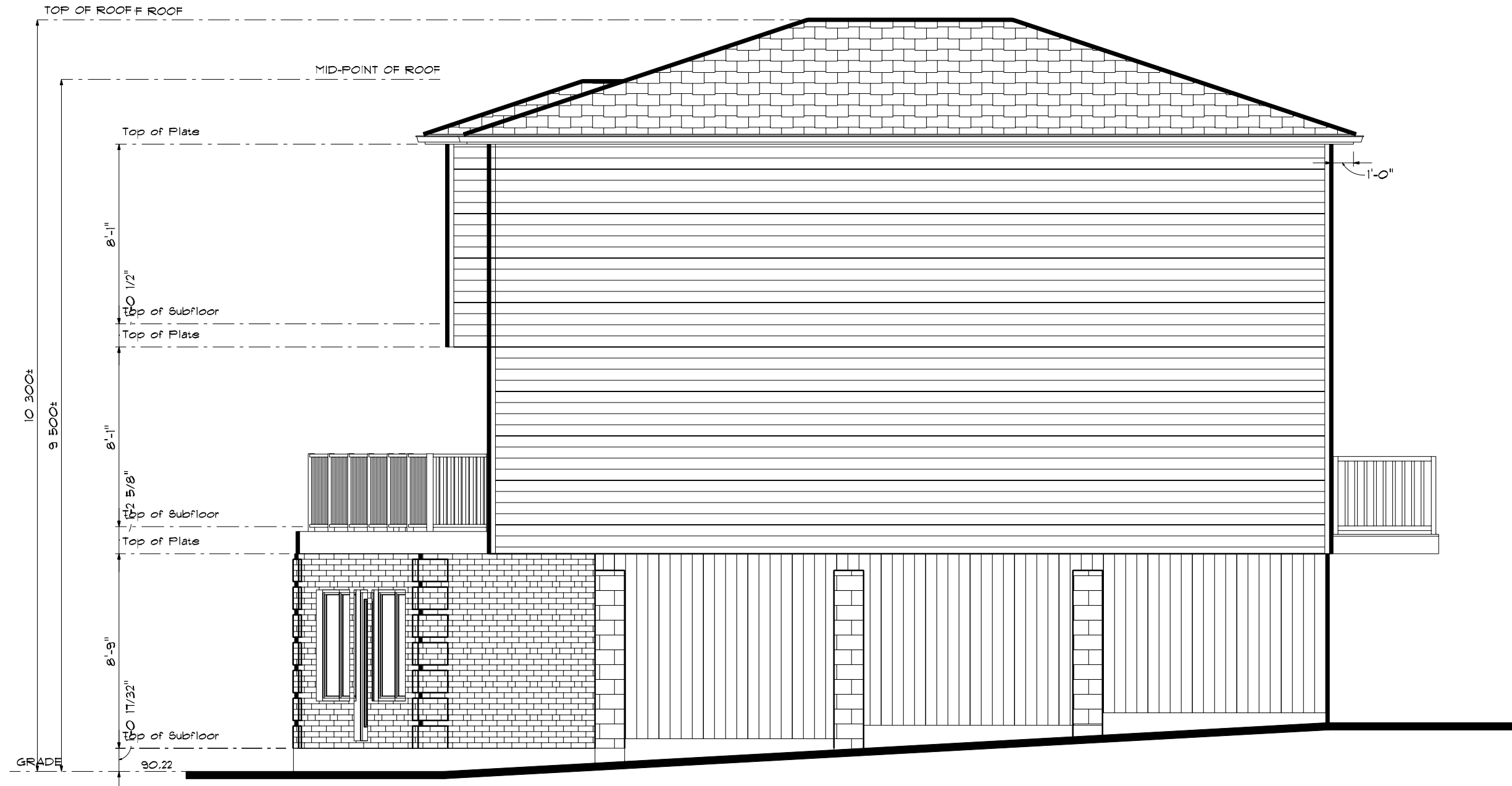
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PROJECT NO.	2024-0033	DRAWINGS NO.
DRAWN BY	N.LEDUC	3/8
VERIFIED BY		



RIGHT (SOUTH) ELEVATION  
SCALE: 3/16" = 1'-0"

PROFESSIONAL ENGINEER

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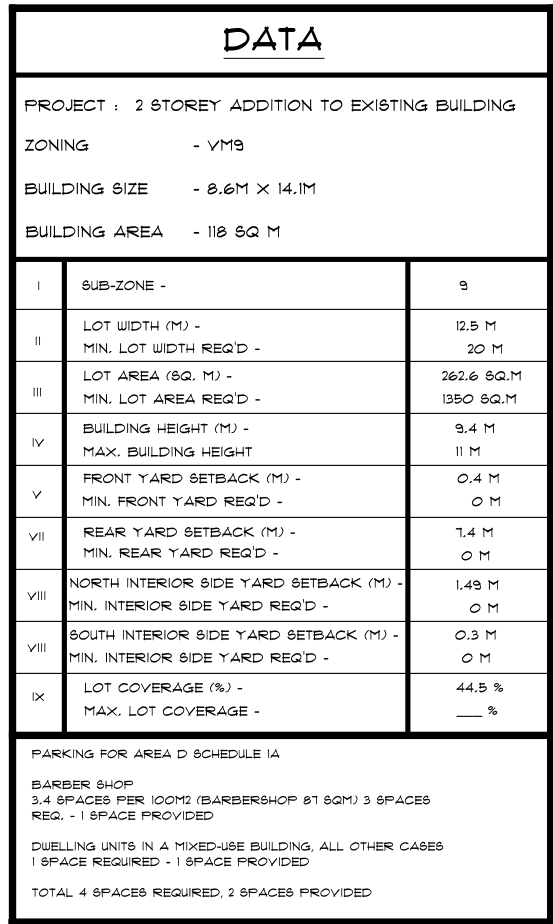
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PROJECT NO.	2024-0033	DRAWINGS NO.
DRAWN BY	N.LEDUC	4/8
VERIFIED BY		



PART 1 PART OF LOT 11  
REGISTERED PLAN 18  
CITY OF OTTAWA

SITE LINE AS PER  
SURVEY FROM  
ANNIS O'SULLIVAN VOLLEBEKK LTD.

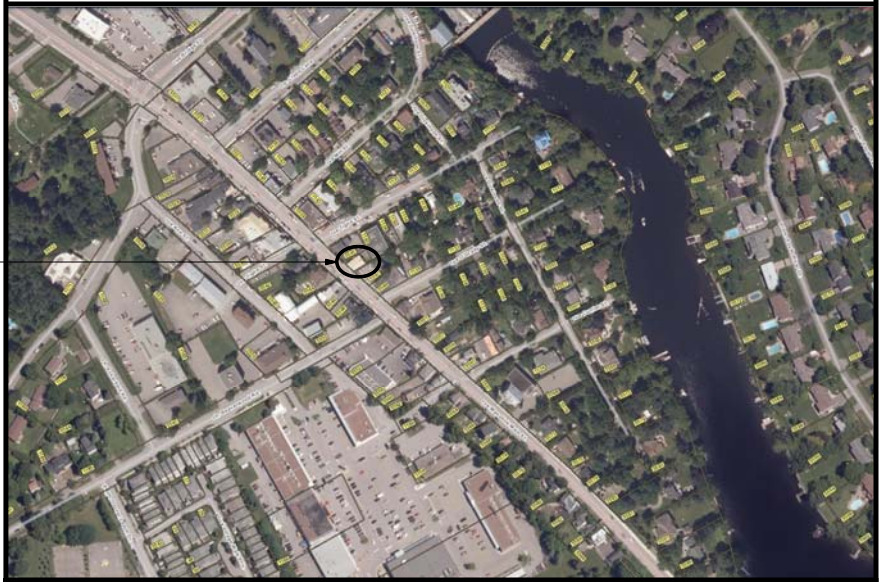
NO EXCESS DRAINAGE WILL BE  
DIRECTED TOWARDS THE  
NEIGHBOURING PROPERTIES  
DURING AND AFTER  
CONSTRUCTION

**Committee of Adjustment**  
Received | Reçu le

**2025-06-03**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

## KEY PLAN



## LEGEND



### PROPOSED CONSTRUCTION



GRASS



SIDEWALK



## PERMEABLE PAVERS



ASPHALT

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

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EMAIL: [INFO@LAVOIEDESIGN.CA](mailto:INFO@LAVOIEDESIGN.CA)  
613-443-3461

PROJECT NAME

PROPOSED  
2 STOREY ADDITION  
FOR  
MAJDI ZOUARI

3545 RIDEAU VALLEY NORTH  
MANOTICK, ONTARIO

PROJECT NO.	2024-0033
-------------	-----------

DRAWN BY

VERIFIED BY

SP

19